



OLIVE OIL PRODUCTION EXPANSION AND TEMPORARY EVENTS
MINOR USE PERMIT DRC2013-00028

SITE

- ▶ 8530 Vineyard Drive, Paso Robles
- ▶ Adelaida Planning Area
- ▶ Agriculture land use category
 - ▶ (enrolled Williamson Act Contract)
- ▶ 127 acres
- ▶ Existing development located in SW corner



PURPOSE

- ▶ Historic and current use -Agriculture-predominately olive orchards and olive processing
- ▶ New ownership 2012- Willow Creek NewCo, LLC
 - ▶ Continue primary ag operation- crop production and olive processing
 - ▶ Increased quality of product, enhanced marketing and strengthened brand recognition
 - ▶ Earned gold medals under new ownership

This Minor Use Permit Application's intent to:

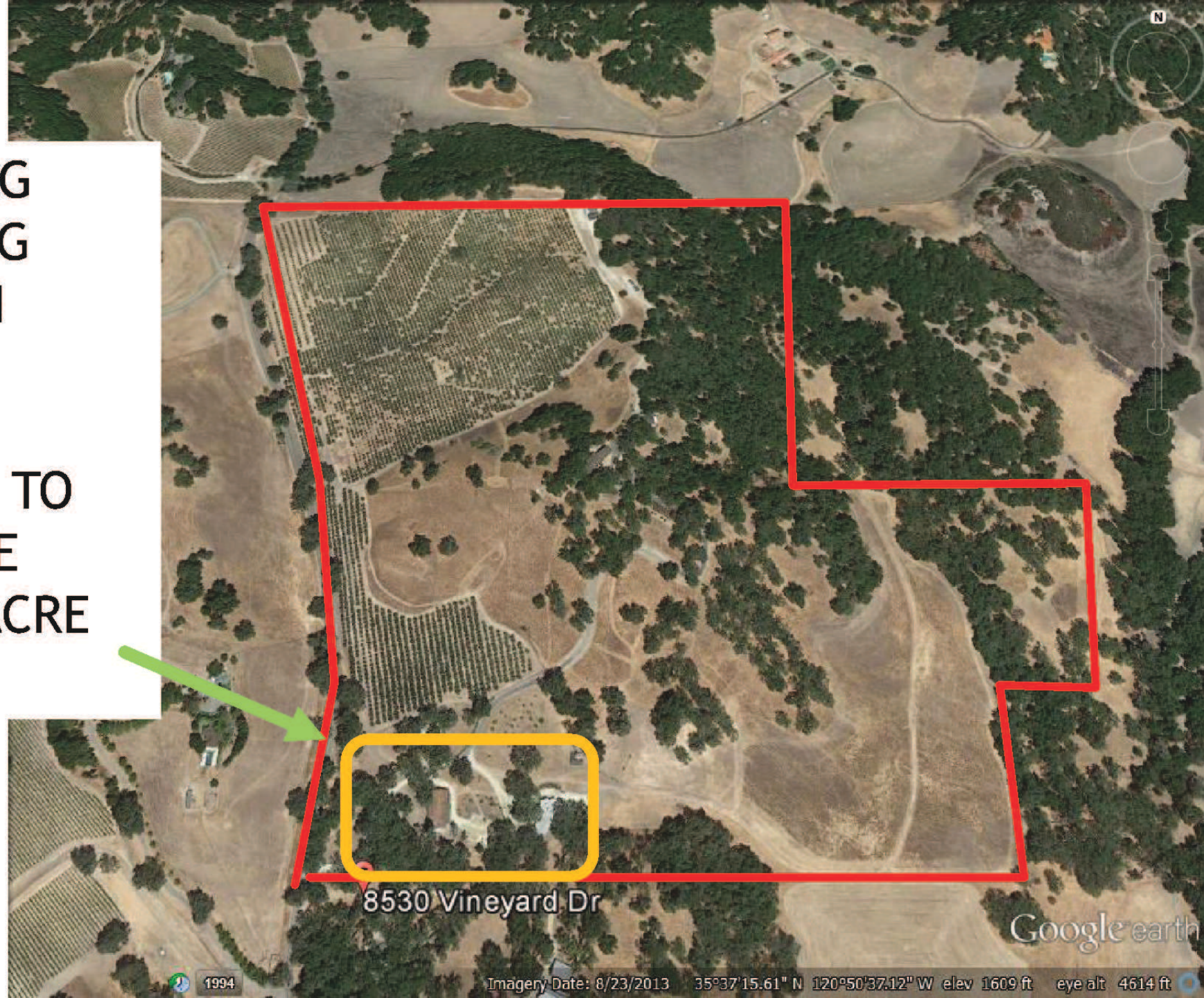
- ▶ Expand existing agricultural processing/storage facilities (outgrown ex. facilities)
- ▶ Emphasis on Olive Oil Processing and other Olive related products
- ▶ Diversify visitor experience
- ▶ Increase ag product sales through sales, marketing, and events

EXISTING USES

- ▶ Permitting Olive processing mill (onsite olives) and tasting room
- ▶ 45 acre olive orchard- 11 varieties
 - ▶ Hand picked and milled onsite
- ▶ 6,500 sf agricultural storage barn
- ▶ Single family residences



EXISTING AG
PROCSEING
OPERATION
AND
PROPOSED
EXPANSION TO
TAKE PLACE
WITHIN 3 ACRE
ENVELOPE



PREVIOUS ENTITLEMENT

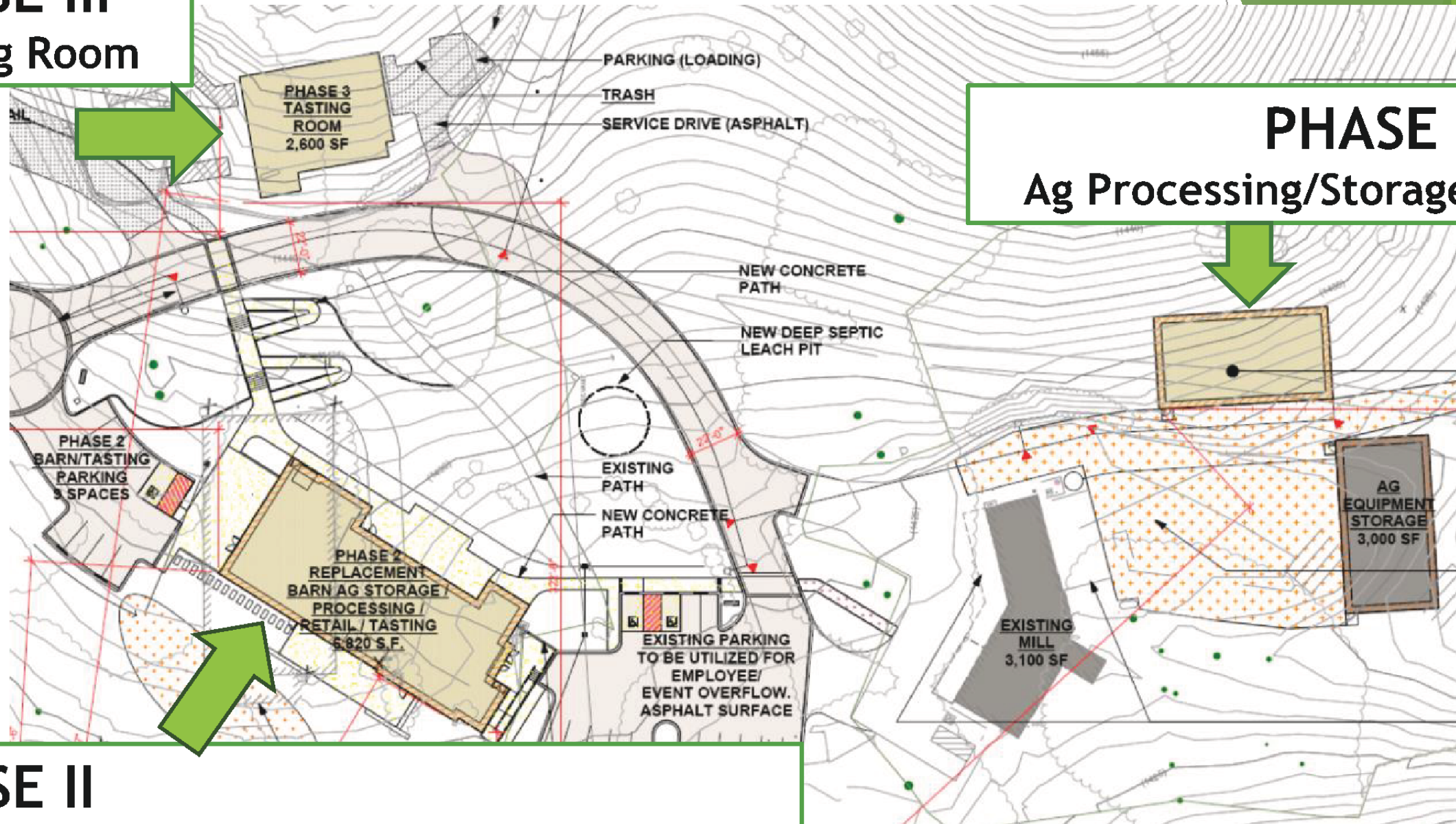
- ▶ **Minor Use Permit Approved in 2000 (D990187P)**
 - ▶ 1,344 Olive Oil Processing Facility (onsite olives)
 - ▶ *Retail not approved with this use permit*
- ▶ **Building Permit (PMT2004-03307)-1,258sf addition to olive processing building**
- ▶ **Minor Use Permit Approved in 2007 (DRC2006-00061)**
 - ▶ Tasting room (Olive oil/wine retail)
 - ▶ Wine Processing and storage
 - ▶ Special events -6 events no more than 80 guests (limited to 40 days per year)
 - ▶ Winery and winery tasting room use was vested but special events were never vested- secondary access not installed

2014-2015 PROPOSAL

- ▶ Minor Use Permit
- ▶ Expand Existing Ag Processing (Olive Oil/Wine) Facilities
 - ▶ Phased construction of ag processing, ag storage, and ag retail sales buildings
 - ▶ Relocation of tasting room and existing ag processing uses
 - ▶ Allow processing of off-site olives
- ▶ Temporary Events Program
 - ▶ 25 events with up to 200 guests
 - ▶ Events related to Primary Use of the Site: Olive Oil Processing
- ▶ Modifications to LUO
 - ▶ Ag Retail (size and setback from nearest neighbor)
 - ▶ Winery (setback from PL and nearest residence)

PHASING PLAN

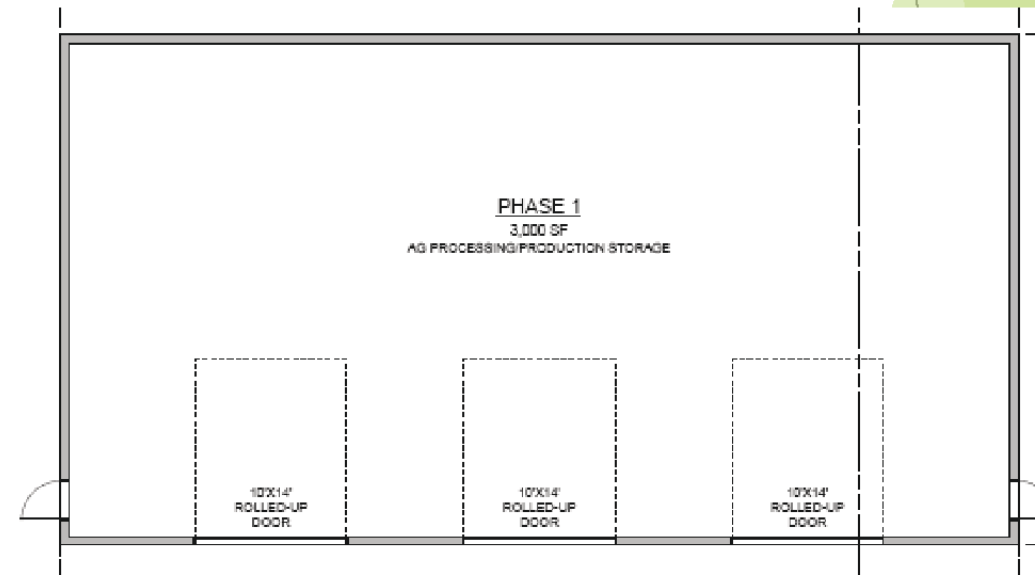
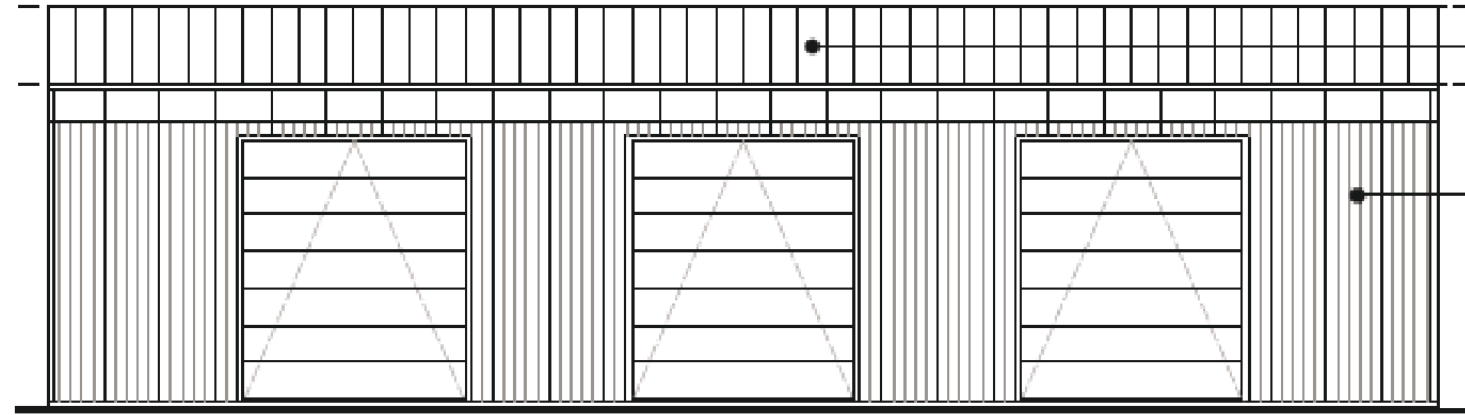
PHASE III Tasting Room



PHASE II Replacement Barn-Tasting Room/Ag Storage

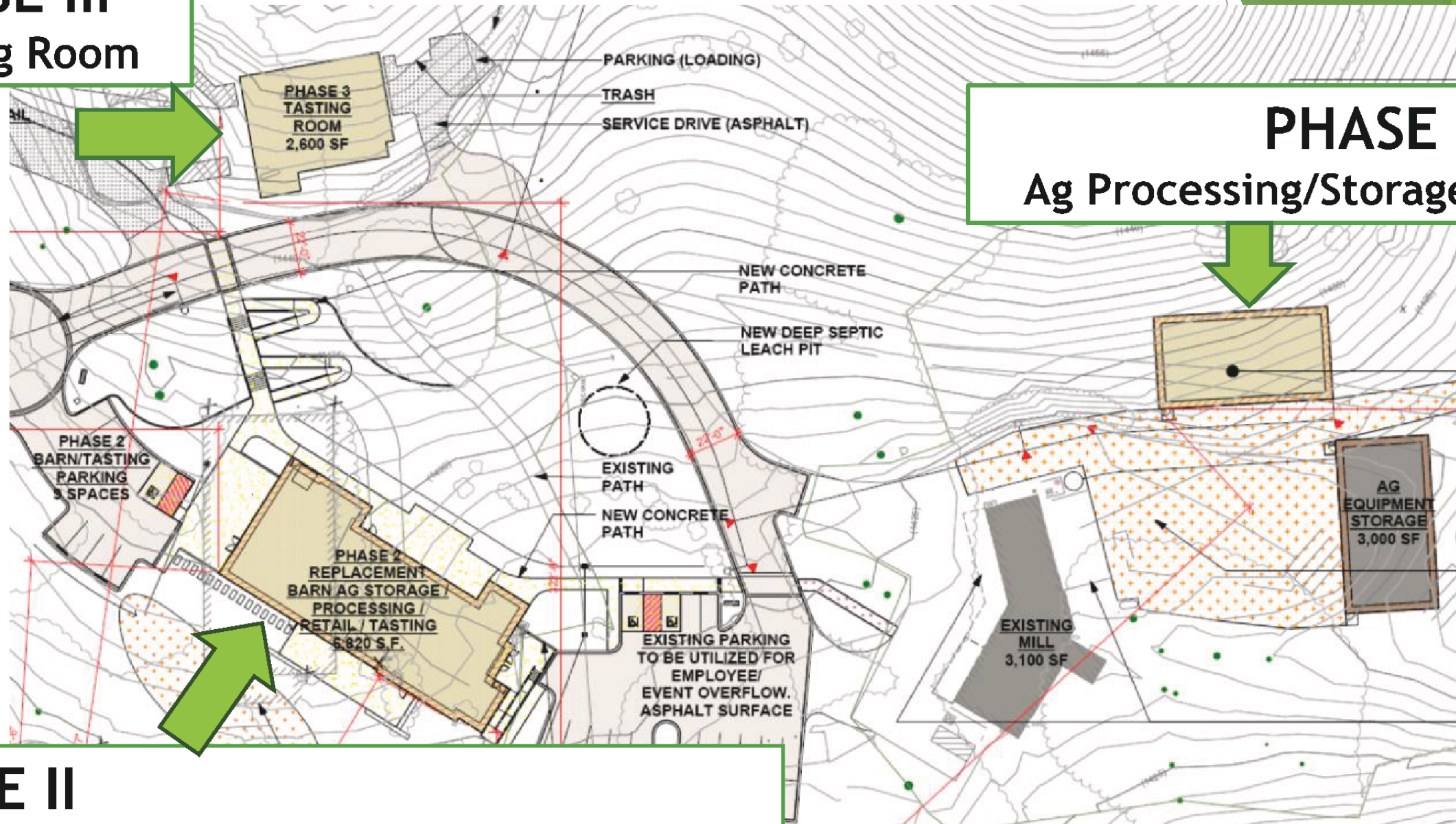
PHASE I: Ag Processing/Storage Building, Temporary Events and Off-Site Olive Processing

- ▶ Immediate need
 - ▶ Existing mill at capacity
- ▶ New 3,000sf metal building
- ▶ Ag processing and storage
 - ▶ On and off-site olives
 - ▶ Wine
- ▶ Temporary Events



PHASING PLAN

PHASE III Tasting Room



PHASE I Ag Processing/Storage

PHASE II Replacement Barn-Tasting Room/Ag Storage

PHASE II: Replacement Barn-Tasting Room and Wine Processing/ Ag Storage

- ▶ Replacement of existing 6,500 sf ag storage barn- built (old granary) in 1920's
 - ▶ Demolish and replace
 - ▶ Historic evaluation completed by LSA-County of SLO qualified historian
 - ▶ Barn is **not historically significant**



PHASE II: Replacement Barn-Tasting Room and Wine Processing/ Ag Storage

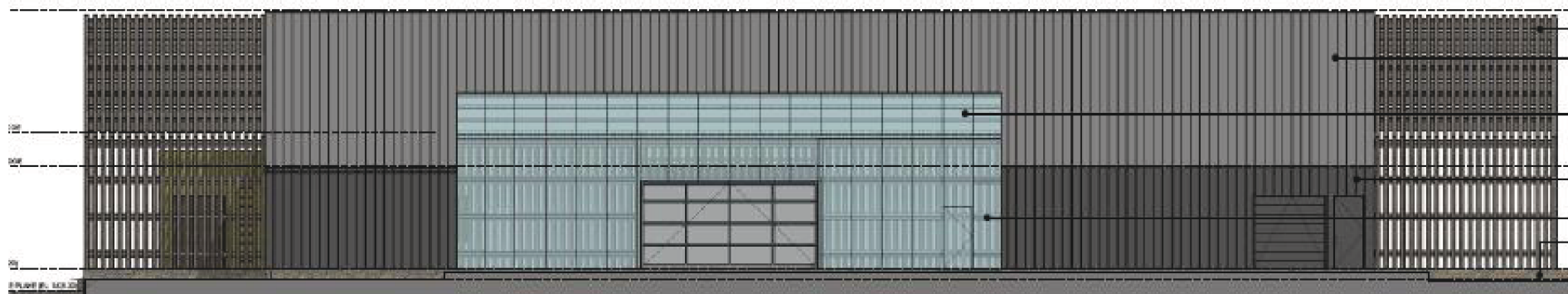
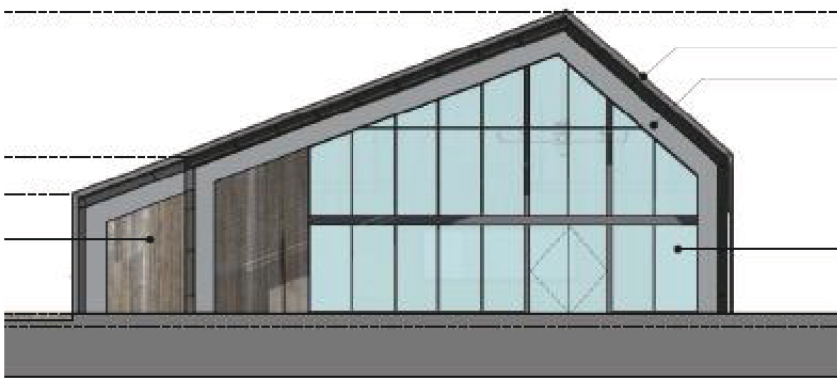
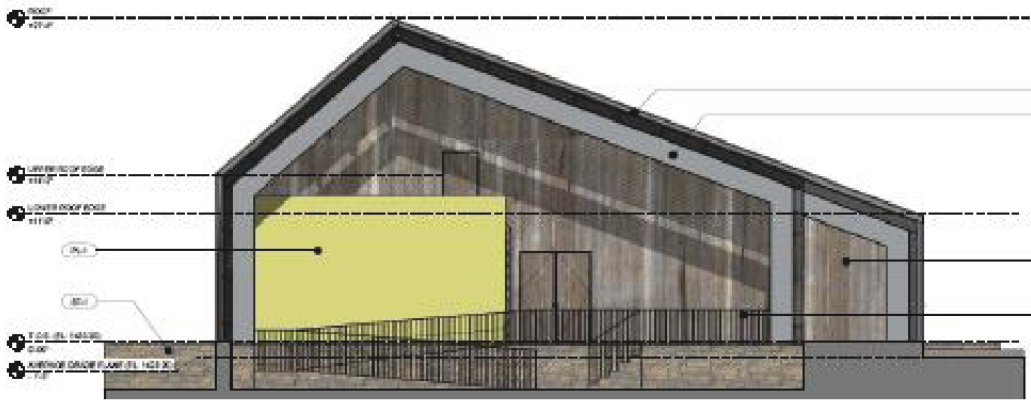
- ▶ Replace with new 6,820 sf structure
 - ▶ 1,787 sf dual use retail area (olive oil / products and wine)
 - ▶ 3,091 sf wine processing/ag storage area
 - ▶ 1,315 sf commercial kitchen, restrooms
 - ▶ 627 sf storage room
 - ▶ 1,760 sf covered patio
 - ▶ Convert ex. tasting room to admin



PHASE II: Replacement Barn-Tasting Room and Wine Processing/ Ag Storage



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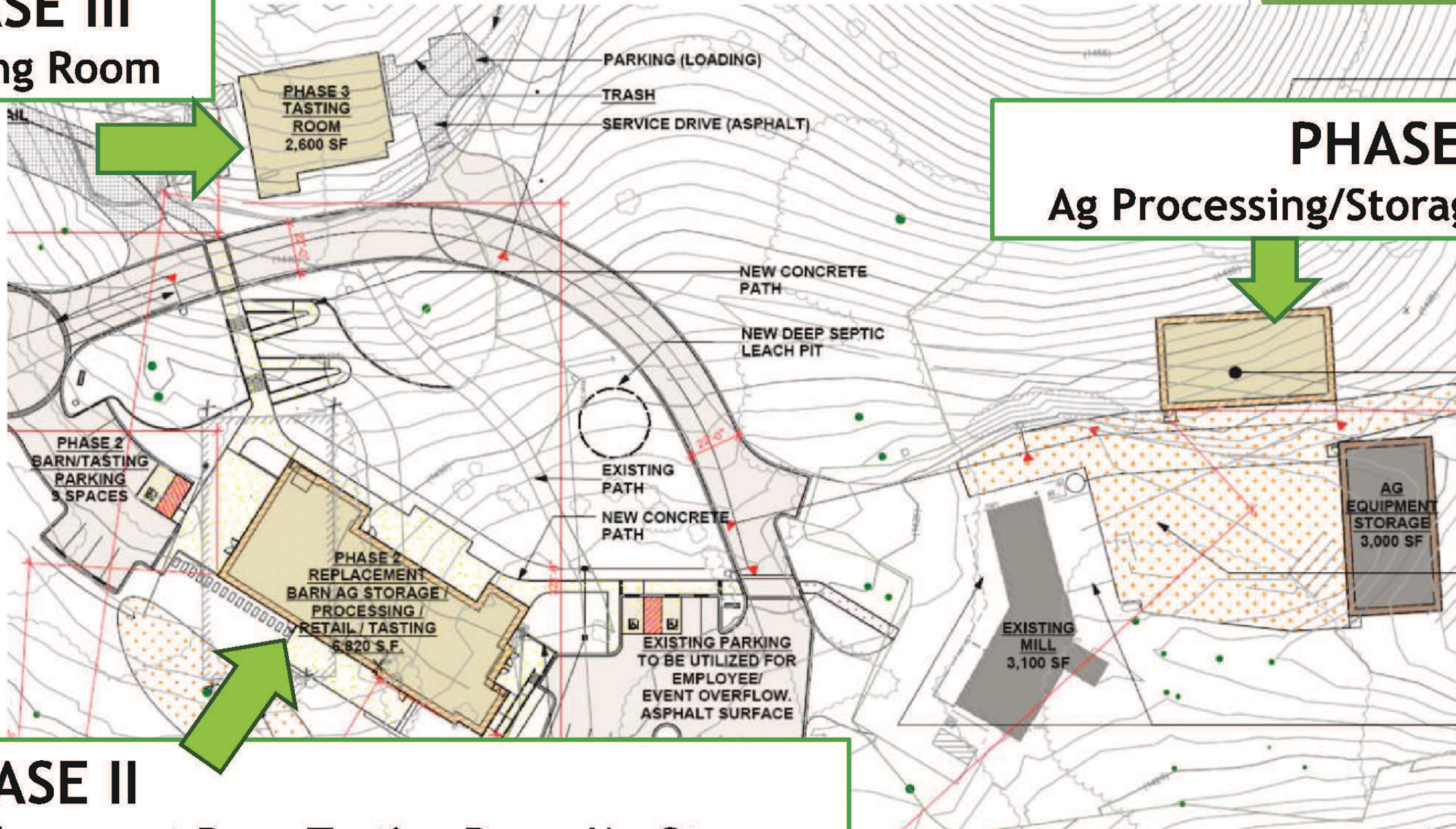


PHASING PLAN

PHASE III Tasting Room

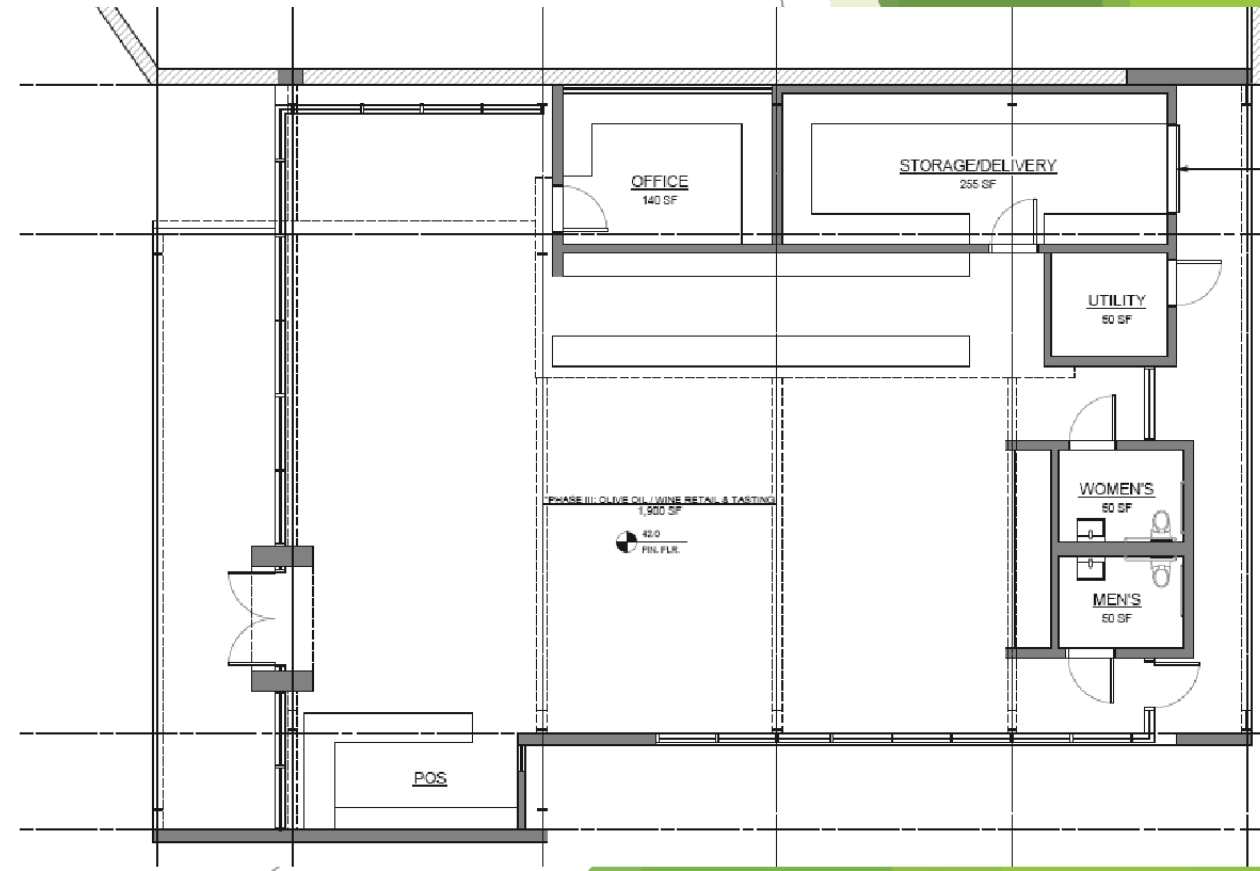
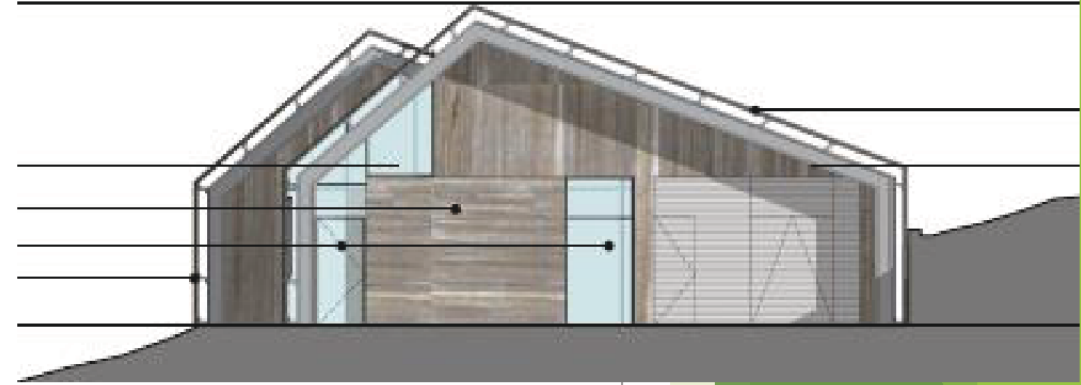
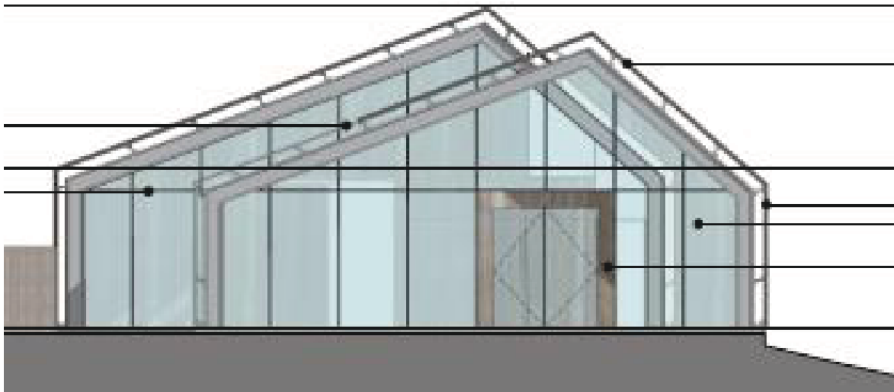
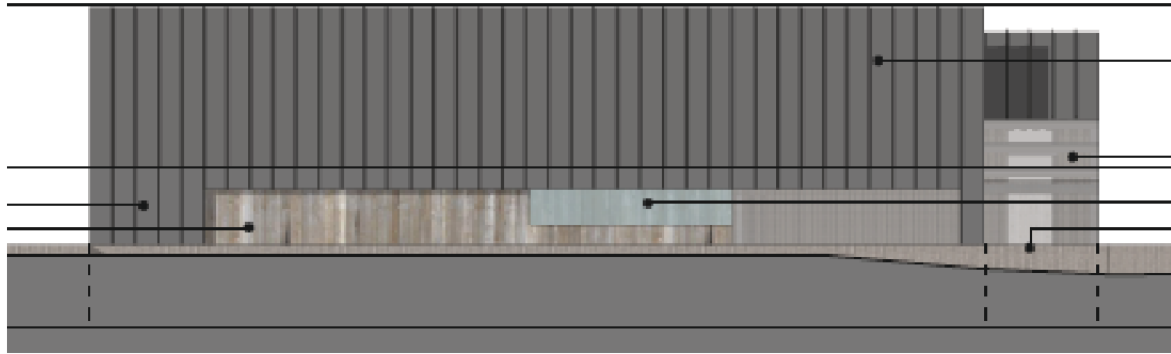
PHASE I Ag Processing/Storage

PHASE II Replacement Barn-Tasting Room/Ag Storage



PHASE III: Tasting Room Building

- ▶ 2,600sf
- ▶ Olive and Wine Retail Sales





TEMPORARY EVENTS

- ▶ Temporary Event Program 25 events with no more than 200 people
- ▶ Events related to Primary Use of the Site: Olive Oil Processing
 - ▶ Increase ag product sales through events
 - ▶ Diversify visitor experience
- ▶ Secondary Access (Utilize ex. ag road and provide extension to Vineyard Drive)
- ▶ Event parking available near replacement barn and behind existing mill



RECENT EVENT APPROVALS IN NEIGHBORHOOD

Location	Total Events	Maximum Attendees	Approval Date
Halter Ranch Winery	25	200	2/5/2015
Adelaida Cellars	25	200	11/6/2014
Opolo Winery	25	250	2/5/2013

- ▶ Recent event approvals, associated with wineries in the neighborhood, approved by Planning Commission

Letter Received April 15, 2015

- ▶ Several Concerns Noted In Letter
 - ▶ Insufficient Public Notice
 - ▶ Williamson Act Compatibility
 - ▶ Traffic and Safety
 - ▶ Noise
 - ▶ Historical Significance of Ag Barn
 - ▶ Water Impacts
 - ▶ Setback Modification
 - ▶ CEQA Piecemeal: Possible Use of Residence as B&B

Public Notice

- ▶ Adequate Public Notice was Provided
- ▶ Project was Previously Approved and Scheduled for BOS Hearing
- ▶ The BOS remanded the project back to the PDH for Proper Notification and Rehearing
- ▶ PDH is being re-held today correct previous noticing deficiency

Williamson Act

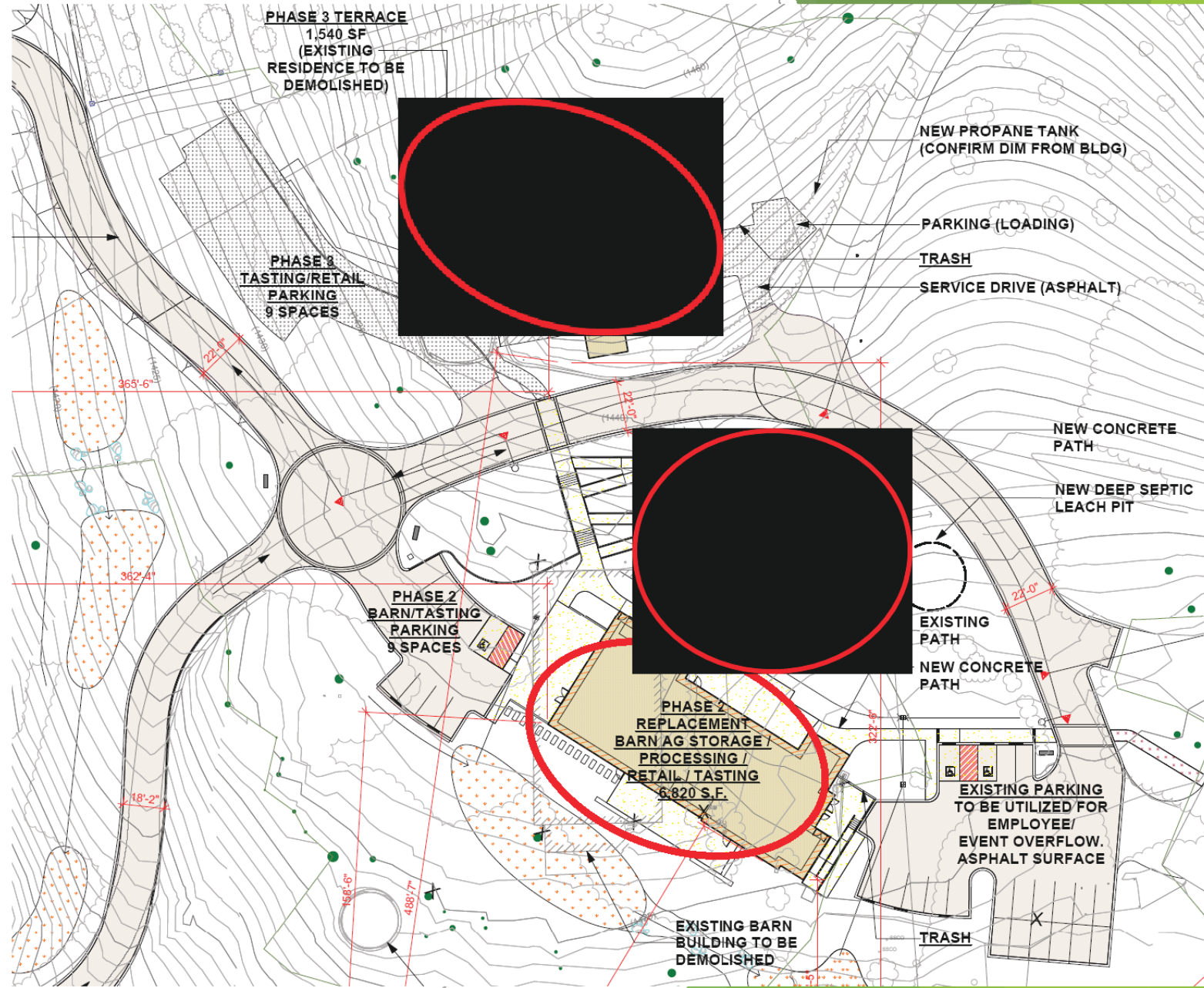
- ▶ All proposed uses are listed as Compatible Uses in Table 2 of the County's Adopted Rules of Procedure
- ▶ Similar proposals have been approved over time and just recently on other Williamson Act properties
- ▶ No land in Ag Production will be converted as part of the project proposal
- ▶ Visitor serving uses are in direct support of on-site ag (marketing and sale of ag product)
- ▶ B&B is not part of the application (although a B&B is a compatible use in Table 2-2)

Traffic and Safety

- ▶ Public works has reviewed the project and did not identify any traffic or safety concerns.
- ▶ Vineyard Drive operates at a LOS A - Best LOS
- ▶ Limited additional non-peak hour trips generated by the project
 - ▶ Events will occur during weekends and evenings (off peak hours)
 - ▶ Events trips are nominal
 - ▶ 80 vehicles (2.5 pp/c) per event assuming all events are operating at maximum occupancy
 - ▶ Sight distance evaluated
 - ▶ New secondary access driveway location complies with Co. Standards
- ▶ Project does not include a B&B
- ▶ Current project includes tasting room / traffic
- ▶ Production related traffic will be minimal and seasonal

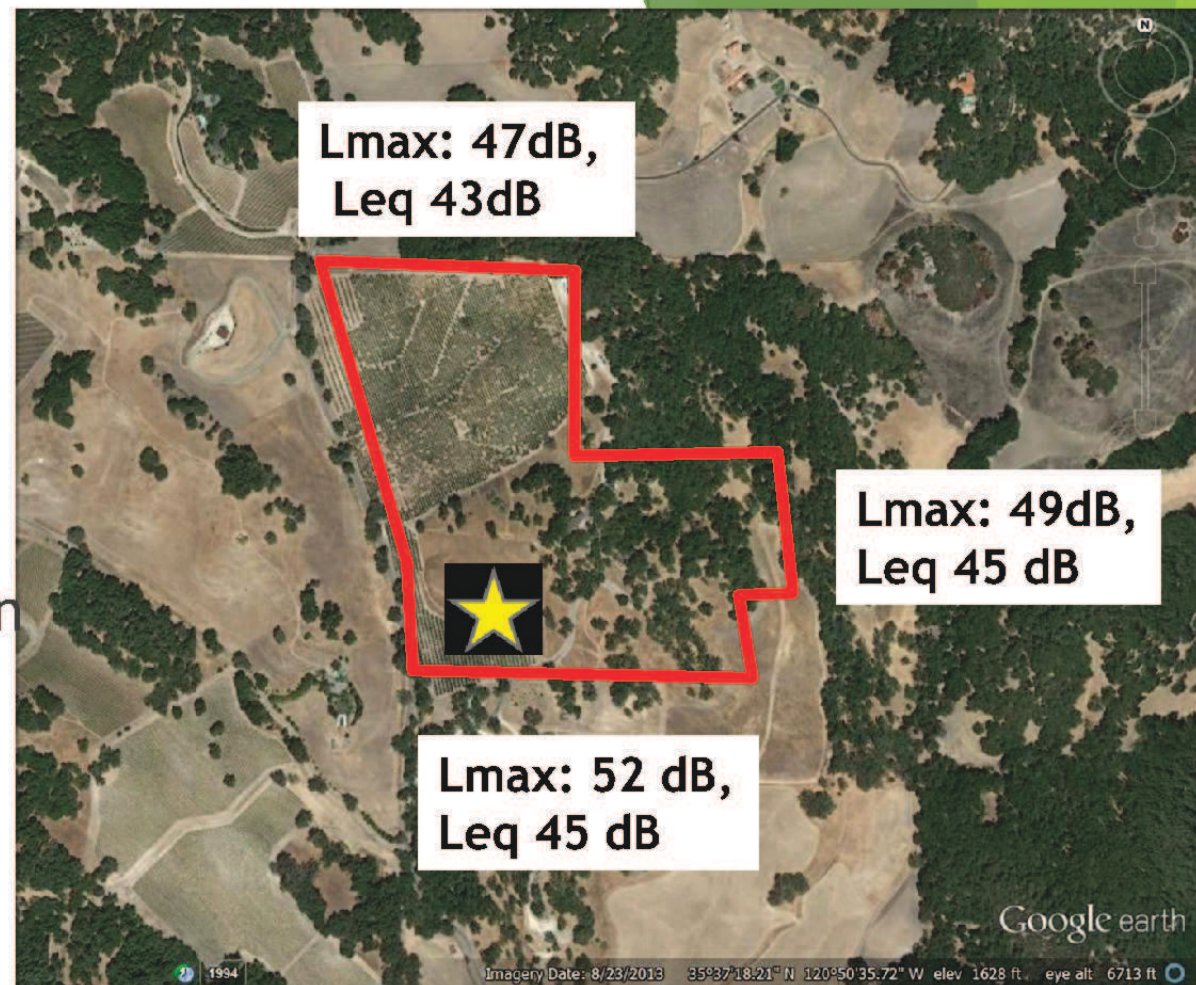
NOISE

- ▶ Noise Study Prepared
- ▶ Analyzed three potential event locations:
 - ▶ Phase II-Tasting Room (Replacement Barn)
 - ▶ Landscape area outside of replacement barn
 - ▶ Phase III Tasting Room



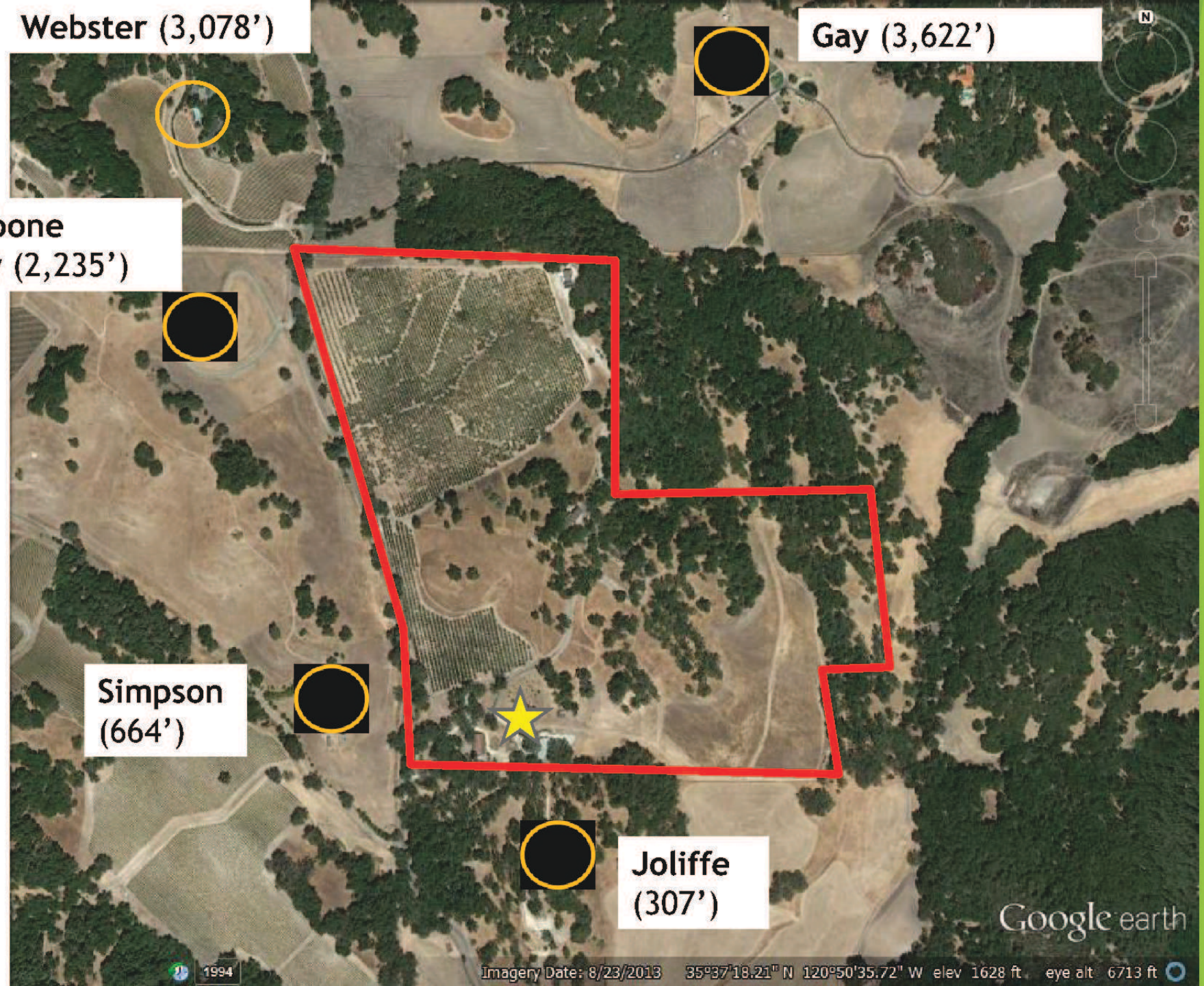
NOISE STUDY RESULTS

- ▶ County of SLO Daytime (7am to 10pm) Maximum Exterior Noise Level Standards:
 - ▶ Maximum level (Lmax): 65dB
 - ▶ Hourly Equivalent (Leq): 45dB
- ▶ With Outdoor Amplified Music and incorporation of Mitigation Measures Project Complies with County Noise Ordinance Standards
- ▶ Noise mitigation measures included in COA's to ensure county compliance
- ▶ Additional info provided 4-16-15 by David Dubbink Acoustic engineer
- ▶ Mr. Dubbink Available for Questions

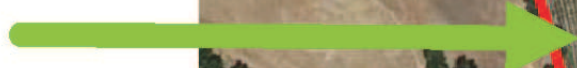
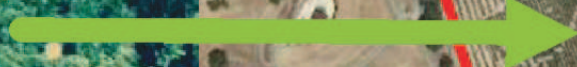


NEIGHBOR CONTEXT

Distance noted
from
development



NATURAL BUFFER FROM DEVELOPMENT



Existing Barn - Historically Significant?

- ▶ Replacement of existing 6,500 sf ag storage barn- built (old granary) in 1920's
 - ▶ Historic evaluation completed by LSA-County of SLO qualified historian
- ▶ **Barn is not historically significant**
- ▶ Opinions provided in correspondence were not from County approved consultants (contractor and Cal Poly employee) and it is not clear that they reviewed the Evaluation prepared by LSA.
- ▶ 'Off the cuff' opinions
- ▶ 127 acre parcel was a small parcel of "Vidor" holdings: +1,500 acres



Water

- ▶ Existing well produces 102 gpm
- ▶ Olives are Dry Farmed
- ▶ Existing Water Demand
 - ▶ Production 109 gpd
- ▶ Estimated Daily Water Usage for Project :
 - ▶ Tasting Room: 250 gpd
 - ▶ Events: 1,850g per event (9.4 gpg)

Even by their own calculations max. annual water use is +/- .75 AFY - significantly less than a typical large lot SFR

Sufficient water available to serve the project

MODIFICATION REQUESTS

► Ag Retail Sales- Square footage and setback

- Square footage modification: Retail Sales area up to 1,900sf
- Setback from nearest neighboring residence
 - (Required: 400', provided 307' Phase II Replacement barn tasting room)

► Findings

- No specific findings are required for increase in Ag retail sales area over 500 sf
 - LUO states an increased size may be authorized through MUP approval
- No specific findings are required to decrease setbacks provided in LUO for Ag Retail Sales
 - LUO states a decreased setback may be modified through a Minor Use Permit

Setback Modification: Winery Setbacks

- ▶ **Modification required only in Phase II when accessory winery tasting room is in Replacement Barn**
 - ▶ Nearest Residence: Required 400 feet - Provided 307 feet
 - ▶ Property Line: Required 200 feet - Provided 93 feet
- ▶ **Once Phase III is constructed and uses redistributed; project will be compliance with all LUO setback requirements**
- ▶ **Findings**
 - ▶ Project meets several of the required findings:
 - ▶ Project fronts on Vineyard Drive a Collector Road
 - ▶ Setbacks not feasible due to topographical / existing vegetation constraints
 - ▶ Reduced setback will minimize impacts to environmental and ag resources
 - ▶ Oak trees / crop production

[illegible]

Setback 307' from nearest neighbor

Nearest neighbor outside
property line

Bed and Breakfast

- ▶ There is no B&B component to the project
- ▶ Remodel permit submitted for existing SFR
 - ▶ 8 Bedrooms / 8 Bathrooms
- ▶ County plan checker initially mischaracterized the UBC occupancy classification and classified it as an R-3 (Hotel) occupancy due to number of occupants the residence could accommodate
 - ▶ 'To be classified as a house you will need to have 16 or fewer occupants'
- ▶ Mischaracterization of occupancy classification was corrected by senior staff experienced in interpretation and implementation of occupancy classifications for structures

CONCLUSION

- ▶ Staff Recommendation for Approval
- ▶ Templeton Community Advisory Group Approval
- ▶ Uses are allowed per County LUO
- ▶ Project complies with required Findings of Approval
- ▶ Project will Support Sales of Locally Grown and Produced Ag Products
- ▶ Approve Minor Use Permit and Re-Affirm January 2, 2015 PDH Approval

AVAILABLE FOR QUESTIONS

- ▶ Jamie Kirk- Kirk Consulting-Agent
- ▶ Mandi Pickens- Kirk Consulting- Agent
- ▶ David Dubbink- Acoustical Engineer
- ▶ Andrew Wood- Owner Representative
- ▶ Andy Alper- Architect
- ▶ Ty Green - Attorney





BOS Road Policy Reso 2008-152

Table 2. Criteria for road improvements for non-subdivision developments

Development regular ops. General public peak hour trips	Development event General public peak hour trips	Improve this length of road*
1-10	1-100	RSA** only
11-20	101-200	1/4 mile from entrance toward nearest intersection + RSA**
21-40	201-400	1/2 mile from entrance toward nearest intersection + RSA**
41+	400+	1 mile from entrance toward nearest intersection + RSA**

Events will not operate during peak
hour times

TRAFFIC

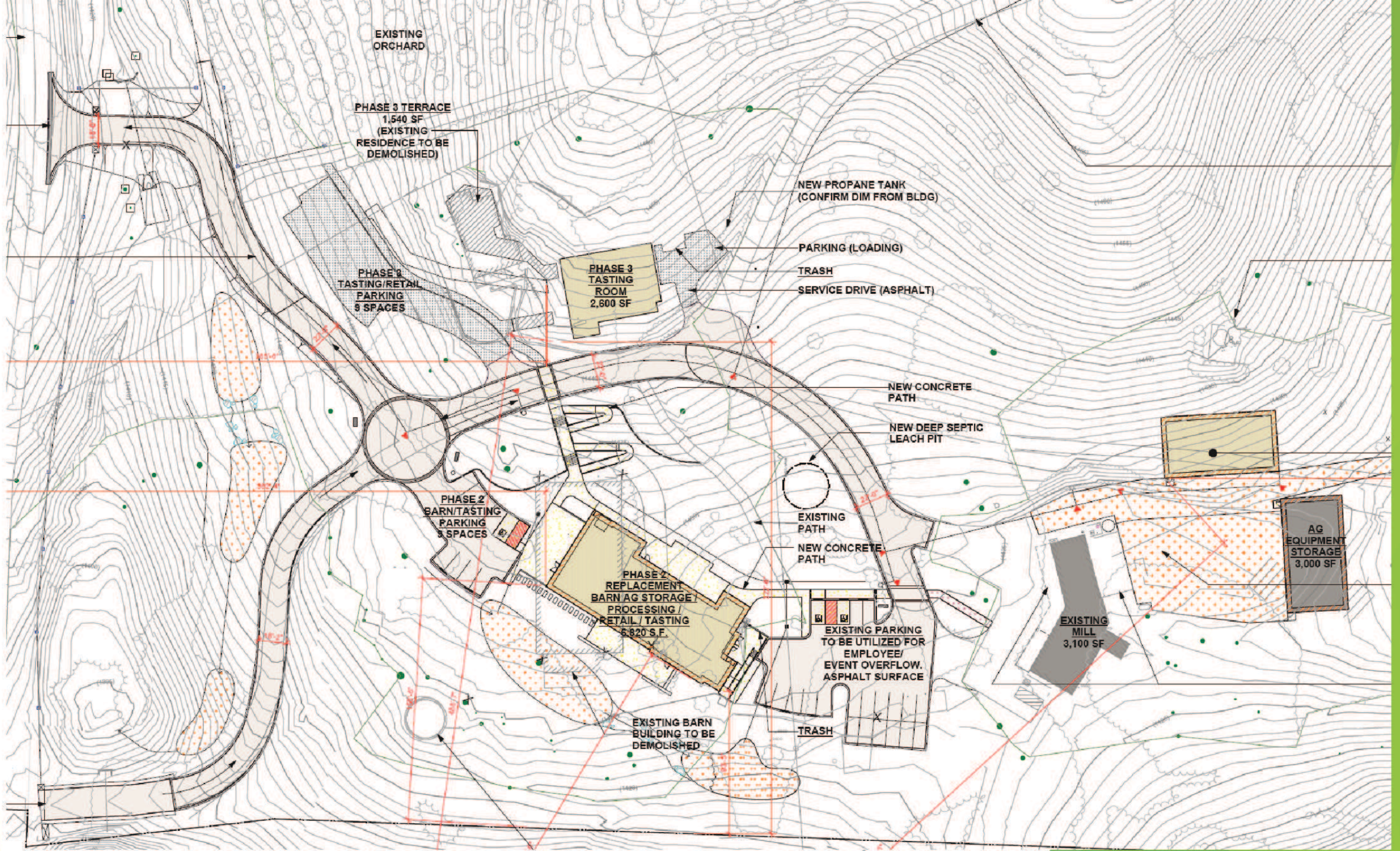
► Existing Traffic Conditions:

- Pasolivo includes existing tasting room- tasting room to be relocated to new structure
- Existing access to ag processing and tasting room, shared by residences and ag operation

► Based on existing LOS of Vineyard Drive and limited additional non-peak hour trips generated by the project County Public Works Department did NOT require a Road Safety Analysis

- Events will occur during weekends and evenings (off peak hours)
- Events trips are nominal
 - 80 vehicles (2.5 pp/c) per event assuming all events are operating at maximum occupancy
- Sight distance evaluated
 - New secondary access driveway location complies with Co. Standards

► Cal Fire site review- approved secondary access location



NOISE CONDITIONS

- ▶ Recommended conservative noise mitigation during temporary events to ensure compliance at southern property line:

- ▶ Condition #28 (N-1):

- ▶ Monitor hourly sound levels with sound level meter,
- ▶ Orient speakers to north (outside Phase II replacement barn and Phase III tasting room),
- ▶ Keep Phase II Replacement Barn southern doors closed

- ▶ Condition #29 (N-2):

- ▶ Notify neighbors of event
 - ▶ Within 1,000 feet of property line
 - ▶ Notify via email, letter or website
 - ▶ Provide 24-hour onsite contact

TRAFFIC

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County LUO Compliance

- ▶ Temporary Events allowed use

